INDUSTRIAL
TO LET

TRAYNOR RYAN



1,075 Sq Ft (99.90 Sq M)

FARNHAM / SURREY

9 Farnham Business Centre, Dogflud Way GU9 7UP

- Office, Industrial or Warehouse Users Eligible
- Near to Town Centre
- Parking
- Near to A31
- Flexible Configuration
- Loading

01252 794144 info@traynorryan.co.uk

TRAYNOR RYAN

LOCATION

Adjacent to Farnham's new Brightwells development, Everyone Active gym, Lidl and a few minute walk from Sainsbury's & Farnham's historic market town centre. Excellent communications.

Farnham Town Centre: 0.4 miles
A31 Trunk Road: 1 mile
Farnham Mainline Train Station: 1.6 miles

DESCRIPTION

Permitted uses are B1, B2 and B8. End of terrace industrial unit with 4.50m eaves. There is an electric roller shutter door. The unit is currently subdivided by lightweight partitioning and includes a mezzanine level. There is parking within the estate. There are nearby public car parks. The property would be suitable for business/office and storage & distribution users, and there is potential for industrial applications.

FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice 6th edn, and has a gross internal floor area totalling 1,075 sq ft.

	Sq M	*Sq Ft*
Ground Floor	73.86	795
Mezzanine	26.04	280
Total	**99.90**	**1,075**

RENT

£22,250 per annum excl.

OUTGOINGS

All utilities are the responsibility of the tenant. There is an estate charge estimated at £900 per annum excl subject to change.

LEASE

A new underlease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act 1954 are excluded.





BUSINESS RATES

Rateable value £17,750. Small business multiplier 43.2 pence.

COSTS

All legal costs to be borne by the ingoing tenant.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.
Contact:

OSCAR TRAYNOR
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